

89-0-30 ✓

KNOW ALL MEN BY THESE PRESENTS,

67-45

THAT I, James A. McBrady, of Falmouth, Maine

in consideration of One Dollar (\$1.00) and other valuable consideration

020585

paid by Eugene Peters and Alice Peters

whose mailing address is 20 Messalonskee Avenue
Waterville, Maine 04901

TRANSFER
TAX
PAID

the receipt whereof I do hereby acknowledge, do hereby GIVE,
GRANT,

BARGAIN, SELL AND CONVEY unto the said

Eugene Peters and Alice Peters

as joint tenants and not as tenants in common, their heirs and
assigns forever,

A parcel of land in Waterville, Maine, County of Kennebec, and
State of Maine, located on Pleasant Hill Drive, bounded and
described as follows:

Beginning at an iron pin marking the most northerly point of Lot 30; thence heading S 45 degrees 20' 49" E 251.76' (Two Hundred Fifty-One and Seventy-Six One Hundredths Feet) along Pleasant Hill Drive right-of-way to an iron pin marking the beginning of a curve; thence heading along curved Pleasant Hill Drive right-of-way 90.00' (Ninety and No One Hundredths Feet) to an iron pin marking the most Easterly point of said Lot 30, curve radius 250.00' (Two Hundred Fifty and No One Hundredths Feet) on property line. Thence heading S 75 degrees 08' 57" W 207.44' (Two Hundred Seven and Forty-Four One Hundredths Feet) along Lot 29 to an iron pin marking the most Southerly point of said Lot 30. Thence heading N 15 degrees 27' 01" W 270.59' (Two Hundred Seventy and Fifty-Nine One Hundredths Feet) along Lot 58 to an iron pin marking the most Westerly point of said Lot 30; thence heading N 44 degrees 39' 11" E 59.93' (Fifty-Nine and Ninety-Three One Hundredths Feet) along Ridge Road right-of-way to the beginning pin.

Lot 30 also includes a storm drainage easement 15.00 (Fifteen and No One Hundredths Feet) wide beginning on the Northeasterly line and running parallel with the Southeasterly line to the Southwesterly line, as shown on Subdivision on plan titled Ridge Road Development. This easement granted to the Waterville Sewerage District for the maintenance of the storm drainage system as the Waterville Sewerage District shall own and maintain in such easement.

The above description meaning and intending to describe said Lot 30 as per recorded subdivision Plan titled Ridge Road Development and recorded June 22, 1977 in the Kennebec Registry of Deeds File Number D-76115 as corrected by Plan recorded in File Number D-77074.

This conveyance is made subject to all restrictions and covenants of record including those required by the Maine Department of Environmental Protection, dated June 8, 1983, recorded in said Registry of Deeds in Book 2575, Page 93.

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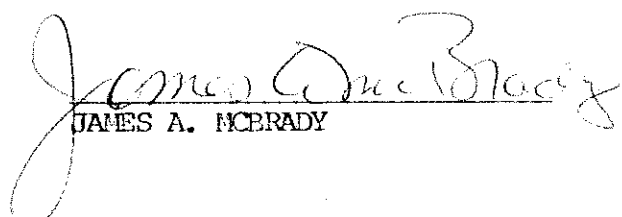
TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Eugene Peters and Alice Peters, as joint tenants and not as tenants in common, their heirs and assigns, to them and their own use and behoof forever.

AND, I do COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will WARRANT AND DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said James A. McBrady, relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set my hand and seal this 24th day of the month of June, A.D. 1987.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

WITNESS


JAMES A. McBRADY

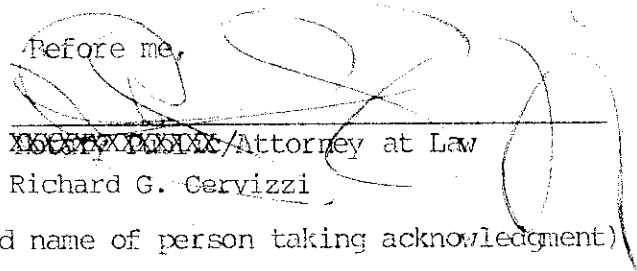
STATE OF MAINE,
COUNTY OF CUMBERLAND

June 24, 1987

Then personally appeared the above named

James A. McBrady

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

~~Notary Public~~ Attorney at Law
Richard G. Cervizzi
(printed name of person taking acknowledgment)

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